



**COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM**

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 3/12/2019 Meeting Date: 3/21/2019

Name: Laurie Hodson Department: Building And Zoning

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Special Family Lot Permit #19 09 from Robert & Janice Cox, owners to deed 1.00 acre to Catherine Todd, daughter for residential use.

2. Recommended Motion/Action:

Approval

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

| | |
|-------------------------|----------------|
| FOR PLANNING USE ONLY | |
| Application # SFLP | <u>1909</u> |
| Application Fee \$50.00 | |
| Receipt No. | <u>5019</u> |
| Filing Date | <u>3-12-19</u> |
| Completeness Date | <u>3-12-19</u> |

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Robert Lewis + Janice G Cox
- Address of Subject Property: 303 SE Rodney Dicks Dr, Lake City FL 32025
- Parcel ID Number(s): 36-45-17-09049-005
- Future Land Use Map Designation: Agriculture
- Zoning Designation: A-3
- Acreage of Parent Parcel: 16.30
- Acreage of Property to be Deeded to Immediate Family Member: 1.01
- Existing Use of Property: Farmland
- Proposed use of Property: Homestead
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Catherine Todd - Daughter

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Robert Lewis + Janice G Cox Title: _____
 Company name (if applicable): _____
 Mailing Address: 303 SE Rodney Dicks Drive
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 965-0414 Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): N/A
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Janice G Cox

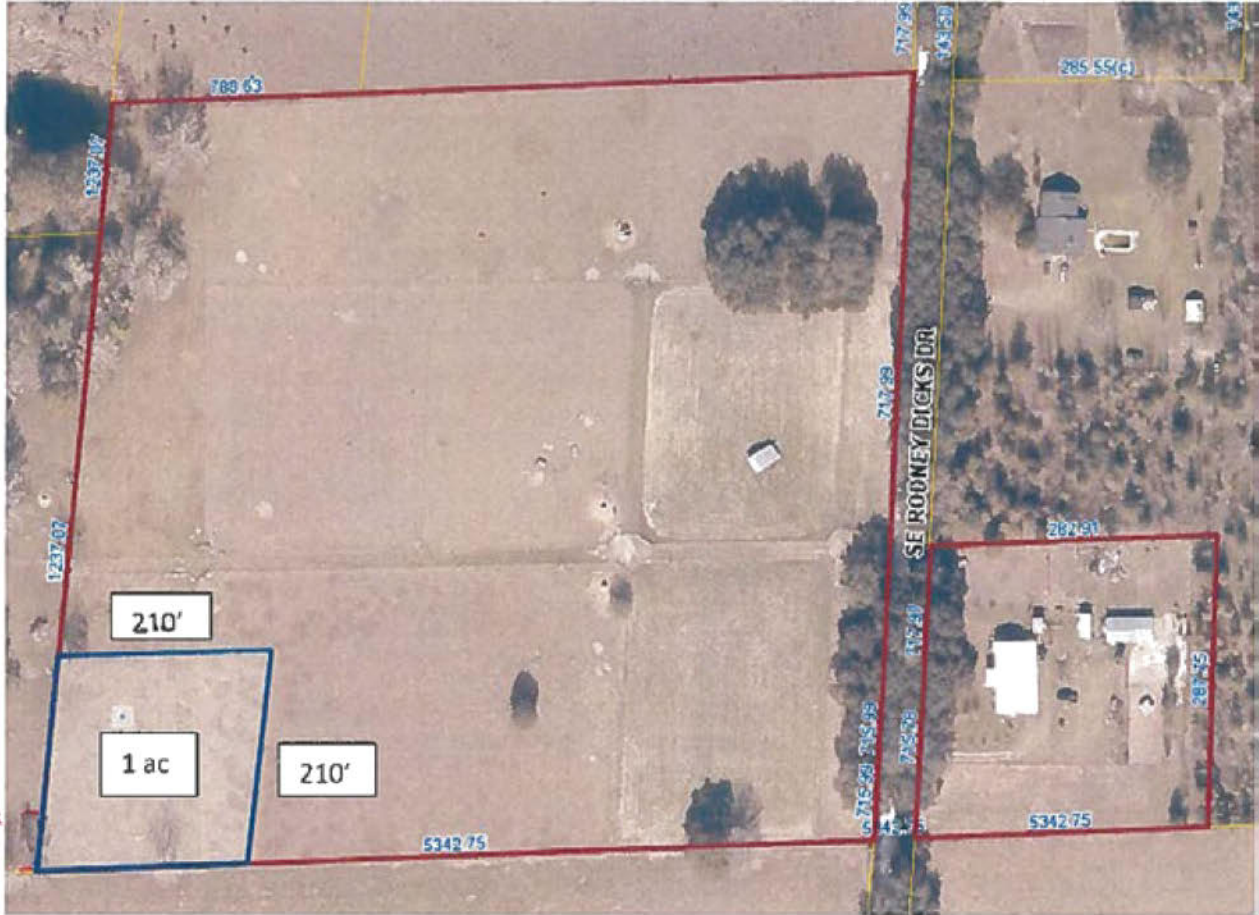
Applicant/Agent Name (Type or Print)

Janice G Cox

Applicant/Agent Signature

3-17-19

Date



Parent Parcel – 09049-005 – (16.30 ac)

Deeded Property – 09049-015 (1.00 ac)

THIGPIN LORETTA COX

09049-007

SE ROBERT COX Ter

09049-005

COX ROBERT LEWIS & JANICE G

36

TODD GREG F & CATHERINE E

09049-000

09049-015

1.01
Ac

TODD GREG &

SEC COUNTY ROAD 245

30' Easement

6
Ac

1

09053-000

DICKS NORMA R AS 1 inch = 83 feet

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Robert Lewis Cox
and Janice G. Cox the Owner of the parent parcel which has been subdivided for and
Greg + Catherine Todd the Immediate Family Member of the Owner, which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as daughter. Both individuals being
first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 36-48 17-09049-005
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 36-48 17-09049-015
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Janice G. Cox
Robert Lewis Cox
Owner

Catherine Todd
Greg Todd
Immediate Family Member

Robert Lewis Cox + Janice G. Cox
Typed or Printed Name

Greg + Catherine Todd
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 8 day of March, 2019
by Robert & Gloria Cox (Owner) who is personally known to me or has produced
FLDL's as identification.

[Signature]
Notary Public



Subscribed and sworn to (or affirmed) before me this 8 day of March, 2019
by Greg & Catherine Todd (Family Member) who is personally known to me or has
produced FLDL's as identification.

[Signature]
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

Legal Description for 1 Acre and 30 Foot Easement

COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°52'13" E., ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 87°52'13" E., 210.00 FEET; THENCE N 05°02'28" E., 210.00 FEET; THENCE S 87°52'13" W, 210.00 FEET; THENCE S 05°02'28" W., 210.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT (NORTH) OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°52'13" E, ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S 87°52'13" W, 326.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SE COUNTY ROAD NO.245 AND TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$ _____

Prepared By And Return To
TITLE OFFICES, LLC
1089 SW MAIN BLVD.,
LAKE CITY, FL. 32025

Inst: 2003017248 Date: 08/14/2003 Time: 08:45

File # 03Y-07061KW/KIM WATSON

Doc Stamp-Deed : 0.70

Property Appraisers Parcel I.D. Number(s):
09049-005

JKK DC, P. DeWitt Cason, Columbia County B:991 P:1625

WARRANTY DEED

THIS WARRANTY DEED made and executed the 14th day of August, 2003 by ROBERT LEWIS COX, JOINED BY HIS WIFE JANICE G. COX, hereinafter called the Grantor, to ROBERT LEWIS COX and JANICE G. COX, HIS WIFE, whose post office address is: RT. 3, BOX 78-3, LAKE CITY, FLORIDA 32025, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Martha Bryan
Witness: MARTHA BRYAN

Regina Simpkins
Witness: Regina Simpkins

Robert Lewis Cox
ROBERT LEWIS COX

Address:
Janice G. Cox
JANICE G. COX

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBERT LEWIS COX AND JANICE G. COX, HIS WIFE, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument.
Witness my hand and official seal in the county and state aforesaid this 14th day of August, 2003.



Martha Bryan
MY COMMISSION # CC656813 EXPIRES
August 10, 2003
BORN 08/10/1950 DAYTOWN, MISSISSIPPI

Martha Bryan
Notary Public:
Identification Examined: Drivers
Commission Expires: _____

03Y-07061

EXHIBIT "A"

A PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST; THENCE ALONG THE SOUTH SECTION LINE OF SECTION 36 ON A BEARING OF N 89°28'19" EAST A DISTANCE OF 2646.08 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO S 89°28'19" WEST, A DISTANCE OF 847.86 FEET; THENCE N 06°39'59" EAST, A DISTANCE OF 753.29 FEET; THENCE N 88°43'16" EAST, A DISTANCE OF 821.29 FEET; THENCE S 04°34'29.4" WEST, A DISTANCE OF 473.64 FEET; THENCE N 89°28'19" EAST, A DISTANCE OF 287.50 FEET; THENCE S 04°34'29.4" WEST, A DISTANCE OF 287.50 FEET; THENCE S 89°28'19" WEST, A DISTANCE OF 287.50 FEET TO THE POINT OF BEGINNING.

Inst:2003017248 Date:08/14/2003 Time:08:45

Doc Stamp-Deed : 0.70

MLK DC, P. DeWitt Cason, Columbia County B:991 P:1626

Columbia County Tax Collector

generated on 3/12/2019 11:36:56 AM EDT

Tax Record

Last Update: 3/12/2019 11:35:51 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such

| | | | | | |
|--|--------------------------|--|-------------------------|---------------------------------------|---------------------|
| Account Number R09049-005 | | Tax Type REAL ESTATE | | Tax Year 2018 | |
| Mailing Address COX ROBERT LEWIS & JANICE G 303 SE RODNEY DICKS DRIVE LAKE CITY FL 32025 | | Property Address 303 RODNEY DICKS SE | | GEO Number 364S17-09049-005 | |
| Exempt Amount See Below | | Taxable Value See Below | | | |
| Exemption Detail HX 25000 | | Millage Code 003 | | Escrow Code | |
| Legal Description (click for full description) 36-4S-17 5000/500016.30 Acres COMM SW COR OF SEC, RUN E 2646.08 FT FOR POB. RUN W 847.86 FT, N 753.29 FT, E 821.29 FT, S 473.64 FT, E 287.50 FT, S 287.50 FT, W 287.50 FT TO POB. ORB 762-1563 WD 991-1625. | | | | | |
| Ad Valorem Taxes | | | | | |
| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
| BOARD OF COUNTY COMMISSIONERS | 8.0150 | 43,744 | 25,000 | \$18,744 | \$150.53 |
| COLUMBIA COUNTY SCHOOL BOARD | | | | | |
| DISCRETIONARY | 0.7480 | 43,744 | 25,000 | \$18,744 | \$14.00 |
| LOCAL | 4.2010 | 43,744 | 25,000 | \$18,744 | \$78.74 |
| CAPITAL OUTLAY | 1.5000 | 43,744 | 25,000 | \$18,744 | \$8.81 |
| SUWANNEE RIVER WATER MGT DIST | 0.3948 | 43,744 | 25,000 | \$18,744 | \$7.40 |
| LAKE SHORE HOSPITAL AUTHORITY | 0.9620 | 43,744 | 25,000 | \$18,744 | \$18.00 |
| Total Millage | | 15.8208 | | Total Taxes | |
| | | | | \$296.54 | |
| Non-Ad Valorem Assessments | | | | | |
| Code | Levying Authority | Amount | | | |
| FFIR | FIRE ASSESSMENTS | \$219.98 | | | |
| GGAR | SOLID WASTE - ANNUAL | \$193.00 | | | |
| Total Assessments | | | | \$412.98 | |
| Taxes & Assessments | | | | \$709.52 | |
| If Paid By | | | | Amount Due | |
| | | | | \$0.00 | |

| | | | | |
|------------------|--------------------|----------------|-------------|--------------------|
| Date Paid | Transaction | Receipt | Item | Amount Paid |
| 11/5/2018 | PAYMENT | 1200147.0001 | 2018 | 0.00 |

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

This Instrument Prepared by & return to:
Name: GREG TODD
Address: 273 SE ROBERT COX TERRACE
LAKE CITY, FLORIDA 32025

Inst: 201912005906 Date: 03/12/2019 Time: 10:05AM
Page 1 of 2 B: 1380 P: 07 P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk

Parcel I.D. #: PART OF R09049-005 and R09049-000

SP: _____ LINE FOR PROCESSING D.I.L. _____ SPACE ABOVE THIS LINE FOR RECORDING D.I.L. _____

THIS WARRANTY DEED Made the 12th day of March, A.D. 2019, by **GREG TODD and CATHERINE TODD, HIS WIFE**, hereinafter called the grantors, to **GREG TODD and CATHERINE TODD, HIS WIFE**, whose post office address is **273 SE ROBERTS COX TERRACE, LAKE CITY, FL 32025**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing, to and including December 31, 2019.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness Signature

Printed Name

[Signature]

Witness Signature

Marie M. Landin

Printed Name

[Signature] L.S.

GREG TODD
Address:
273 SE ROBERTS COX TERRACE, LAKE CITY,
FL 32025

[Signature] L.S.

CATHERINE TODD
Address:
273 SE ROBERTS COX TERRACE, LAKE CITY,
FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of March, 2019, by **GREG TODD and CATHERINE TODD**, who are known to me or who have produced _____ as identification.



[Signature]
Notary Public
My commission expires 9/19/22

Exhibit "A"

COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°52'13" E., ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°52'13" E., 210.00 FEET; THENCE N 05°02'28" E., 210.00 FEET; THENCE S 87°52'13" W, 210.00 FEET; THENCE S 05°02'28" W, 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT (NORTH) OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°52'13" E, ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING; THENCE RUNS 87°52'13" W, 326.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SE COUNTY ROAD NO. 245 AND TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

DESCRIPTION:
 COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.87°52'13"E., ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°52'13"E., 210.00 FEET; THENCE N.05°02'28"E., 210.00 FEET; THENCE S.87°52'13"W., 210.00 FEET; THENCE S.05°02'28"W., 210.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT (NORTH) OF THE FOLLOWING DESCRIBED LINE:
 COMMENCE AT THE SW CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.87°52'13"E., ALONG THE SOUTH LINE OF SAID SECTION 36, 1798.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S.87°52'13"W., 326.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SE COUNTY ROAD NO. 245 AND TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

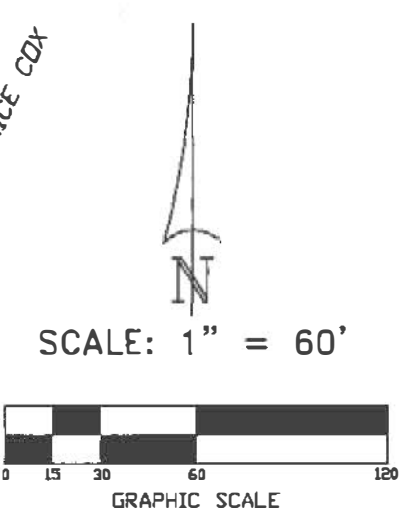
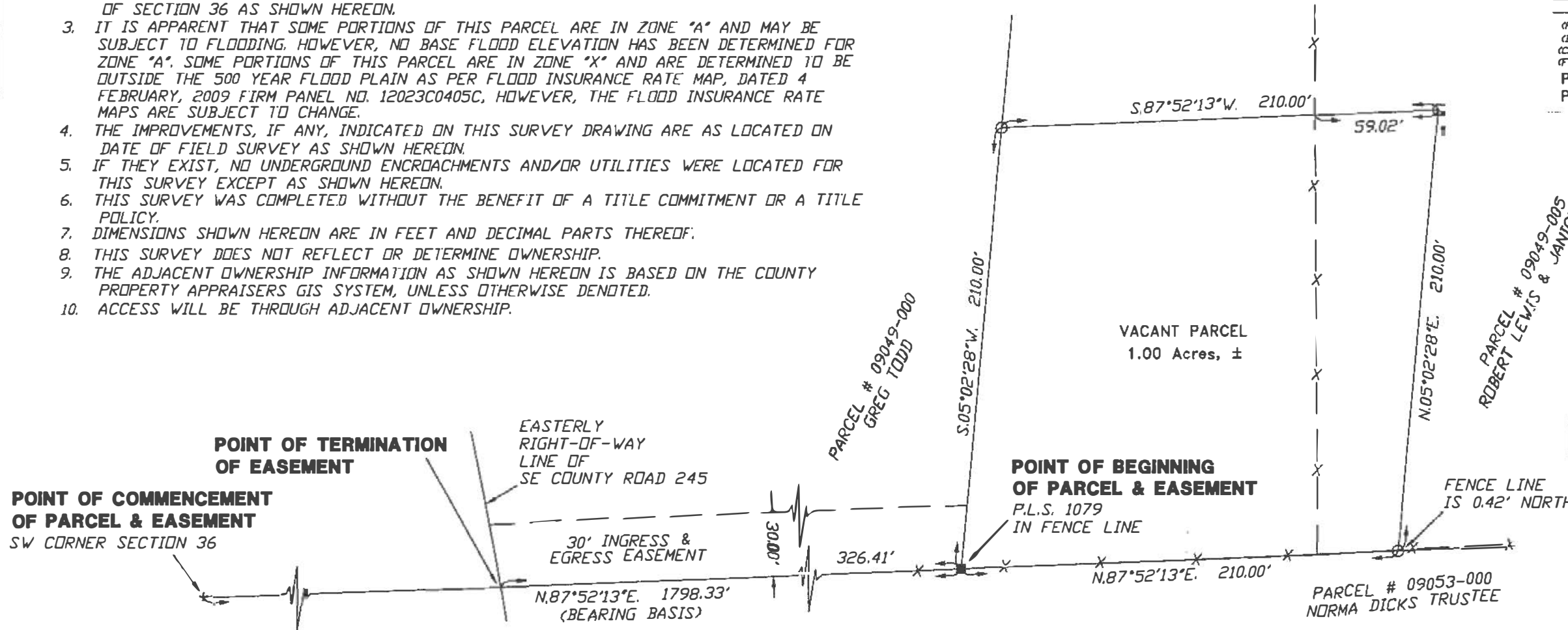
SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.87°52'13"E. FOR THE SOUTH LINE OF SECTION 36 AS SHOWN HEREON.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0405C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.
- ACCESS WILL BE THROUGH ADJACENT OWNERSHIP.

BOUNDARY SURVEY IN SECTION 36 , TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- × "X" CUT IN PAVEMENT
- + CALCULATED PROPERTY CORNER
- ⊙ NAIL & DISK
- ⊕ POWER POLE
- + SIGN POST
- ▲ WATER METER
- ⊙ UTILITY BOX
- * WELL
- ⊕ SANITARY MANHOLE
- ⊕ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTRL POINT



CERTIFIED TO:
 CATHERINE & GREG TODD

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472027, FLORIDA STATUTES.

2/26/19 03/08/19
 FIELD SURVEY DATE DRAWING DATE

Scott Britt
 E. SCOTT BRITT, P.S.M.
 CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING & MAPPING, LLC

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